STATE OF TEXAS §

COUNTIES OF POTTER §

AND RANDALL §

CITY OF AMARILLO §

On September 12, 2012, the Comprehensive Plan Implementation Advisory Committee met in a scheduled session at 12:00 P.M. in Room 306 on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Bill Chudej	Yes	14	8
Leon Church	Yes	14	12
Bob Juba, Chair	Yes	14	10
Wes Knapp	Yes	14	12
Don Sanders, Vice Chair	Yes	14	14
Eddie Scott	Yes	14	10
Howard Smith	Yes	14	13
Dana Walton	No	14	9
Milford Burrell	Yes	11	11

CITY STAFF: OTHERS IN ATTENDANCE:

Kelley Shaw, Planning Director Deb Winters, LWV Kathleen Collins, Planner II BJ Oppermann, LWV

Chairman Bob Juba opened the meeting, established a quorum, and conducted the consideration of the following items beginning with ITEM 1.

## ITEM 1: Approve the minutes of the Committee's August 8, 2012 meeting

Mr. Juba asked if there were any questions on the previous meeting's minutes, hearing none, Mr. Scott motioned to accept the minutes, Mr. Sanders seconded the motion and it was unanimously approved.

## ITEM 2: Discuss Comprehensive Plan Internal Implementation Committee's Review of Primary Development Related Policies and Review Process

Mr. Juba invited Mr. Shaw to discuss this item. Mr. Shaw stated that internal City departments continue to review infrastructure design standards, subdivision regulations, and review processes within the existing Development Policy Manual in order to correct inconsistencies. The review should be wrapped up within the next two weeks and drafts of the Development Policy Manual will be available.

Mr. Shaw stated that within the last several months, illegal subdivision of property within Amarillo's Extraterritorial Jurisdiction (ETJ) has been a major issue. In several instances, property has been sold without access to a publically dedicated street. Mr. Shaw noted that the City of Amarillo regulates subdivision of property in the ETJ; however, a majority of property owners are unaware of this until a septic permit, address, or utility services are requested. Mr. Sanders questioned whether a lender could include information within the closing documents stating

property must be platted under certain circumstances? Mr. Shaw explained that in some instances, the property may be exempt from the City's platting requirements. Mr. Juba suggested creating standards for developments in the ETJ with a streamlined set of rules. Mr. Shaw noted that he spoke to several colleagues in other Texas Cities comparable to Amarillo's size regarding this issue. The responses included:

- 1) Property owners outside City Limits are encouraged to speak to County officials,
- 2) Enforcement is so difficult that subdivision regulations are enforced within a 2-mile radius instead of the allowable 5-mile radius,
- 3) City Staff was doing the best it can to follow State Law requirements.

## ITEM 3: Review and discuss current Landscape Ordinance requirements

Mr. Shaw noted the purpose of the current landscape ordinance is to minimize watershed and improve community character as well as the quality of the environment. He explained that current requirements are determined by the total off-street parking area provided within non-residential uses. Drought tolerant living ground cover and trees are encouraged. Mr. Shaw provided a questionnaire concerning current landscaping standards and issues created by these standards. He stated that due to the minimal precipitation levels within the past two years, City officials are reviewing the current landscaping ordinance with a goal of maintaining community character while being water conscious.

ITEM 4: Public Forum: <u>Comments from interested citizens on matters directly pertaining to City</u> policies, programs or services

Mr. Juba asked for public comments. Hearing none, the meeting was adjourned.

Kelley Shaw Planning Director